



20 HAWTHORNE CRESCENT, GREENWICH, LONDON, SE10
£600,000 LEASEHOLD

WE ARE DELIGHTED TO OFFER THIS BEAUTIFULLY PRESENTED, TWO BEDROOM, APARTMENT THAT IS FOUND ON THE 5TH FLOOR OF THIS SUPERB MODERN BLOCK IN EAST GREENWICH. THE FLAT FEATURES FANTASTIC VIEWS ACROSS LONDON FROM ALL ROOMS AND MEASURES CIRCA 817 SQ FT. EWS1 COMPLIANT!

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DESCRIPTION:

We are delighted to offer this beautifully presented, two bedroom, apartment that is found on the 5th floor of this superb modern block in East Greenwich. The flat features fantastic views across London from all rooms and measures circa 817 sq ft. EWS1 COMPLIANT!

In excellent order throughout, the property briefly comprises a bright, double aspect, living room which has a lovely open plan kitchen with fitted white goods. The room then leads onto a huge 21ft balcony with views across Greenwich, towards the Park. There are two double bedrooms, both with fitted wardrobes, and views into London. The family bathroom is well fitted and there is additional storage and a large entrance hall. Added benefits include a stunning central communal garden and video entry.

This block forms part of the incredibly popular Greenwich Square development, that sits just on the corner of Vanbrugh Hill and Woolwich Road. Greenwich leisure is onsite, which includes a large gym and pool, plus library (membership not included). The Royal Park is within a short walk, as is the town centre, which offers a wide array of shops and restaurants, along with mainline rail and DLR

AT A GLANCE

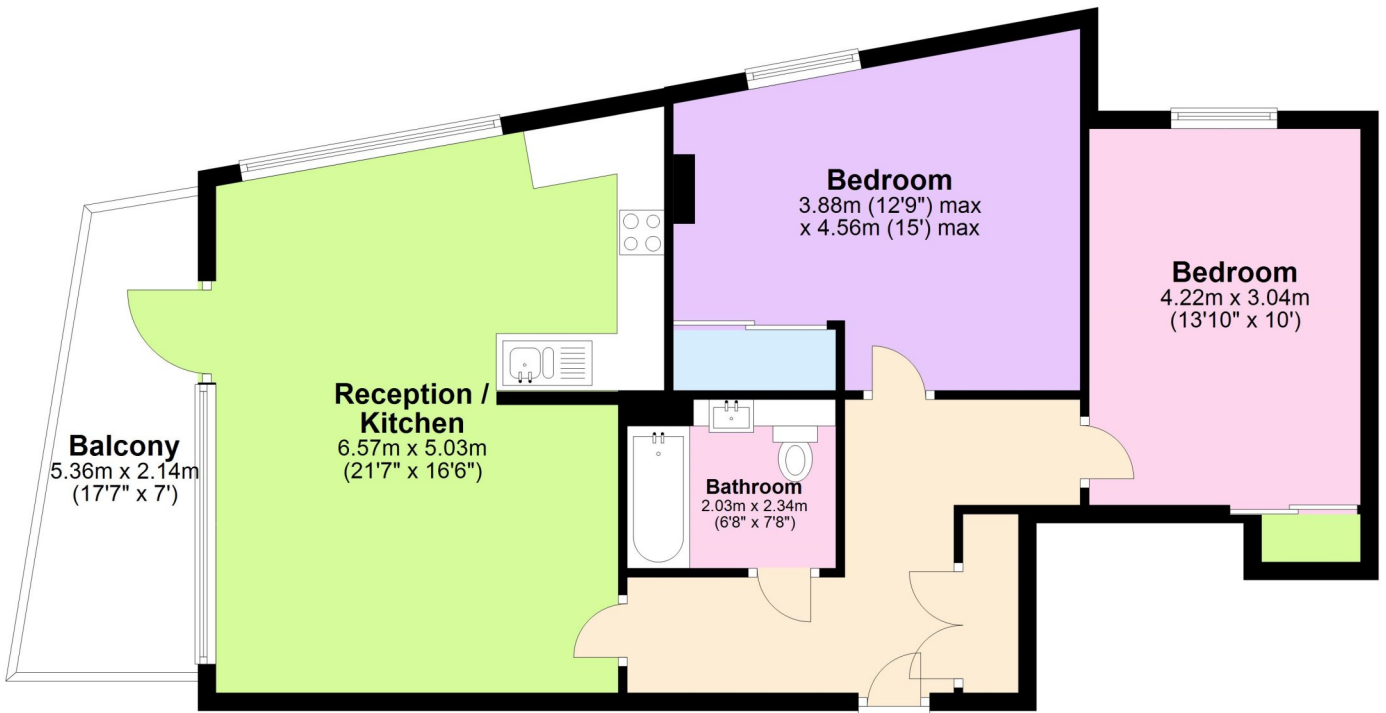
- stunning apartment
- two double bedrooms
- 5th floor with lift
- bright double aspect
- circa 817 sq ft
- 17ft private balcony
- stunning views
- communal gardens
- Greenwich Square development
- moments from Royal Park
- close to town centre





Fifth Floor

Approx. 76.0 sq. metres (817.8 sq. feet)



Total area: approx. 76.0 sq. metres (817.8 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92) | A | | |
| (81-91) | B | 84 | 84 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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